

City Planning Commission

Department: Community Development		
Case #ZC-16-002	Ordinance No. _____	Planning Commission: 01/12/16
Applicant: Community Development Department		

Subject/Title
<p>Request of the Community Development Department to rezone property generally located between South 30th and 34th Streets, between First and Second Avenue as follows:</p> <p><u>From I-1/Light Industrial to R-3/Low Density Multi-Family Residential:</u> Lots 4 through 6, Block Ferry Addition; Lots 1 through 6, Block 7, and N1/2 vacated alley and W1/2 Vacated South 33rd Street abutting, Bryant and Clark's Subdivision; Lots 1 through 8, Block 8, and the E1/2 vacated South 33rd Street abutting, Bryant and Clark's Subdivision; Lot 1 through 8, Block 9 and the N1/2 vacated alley abutting and the S1/2 vacated alley abutting Lots 11, 13, 14 and 15, Bryant and Clark's Subdivision; and Lots 1 through 16, Block 10, and vacated alley and W1/2 vacated S. 30th Street abutting, Bryant and Clark's Subdivision.</p> <p><u>From C-2/Commercial to R-3/Low Density Multi-Family Residential:</u> Lots 1 through 3, Block 6 Ferry Addition; Lots 7 through 12, Block 7, and the S1/2 vacated alley abutting, Bryant and Clark's Subdivision; Lots 9 through 16, Block 8, Bryant and Clark's Subdivision.</p> <p><u>From I-1/Light Industrial to C-2/Commercial:</u> Lots 7 and 8, Block 2 and Lots 1 through 8, Block 3, and vacated South 30th Street abutting, Bryant and Clark's Subdivision.</p>

Background
<p>The City owns all of the property proposed for rezoning. The Bunge parcels were acquired in April of 2012 and vertical improvements were demolished in 2013-2014. The City also purchased the ECHO property in the 3000 block of 2nd Avenue in October of 2015 and intends to demolish the structures in 2016-2017 along with additional excavation on the Bunge parcels.</p> <p>The West Broadway plan (adopted on July 27, 2015) identifies various residential typologies including multi-family, attached townhomes, and some single family.</p> <p>Land uses in the area are primarily single family residential uses along the south side of 2nd Avenue with mixed commercial uses between West Broadway and 1st Avenue. Surrounding zoning is shown on the attached map.</p> <p>There have been no adverse comments from any City department or public utility.</p> <p>All property owners within 200 feet of the subject property were notified of the proposed rezoning. Two of those notified have contacted staff requesting additional information. No one has indicated any opposition to the proposed rezoning.</p>

Comments
<p>1. Uses allowed in an R-3 district are more compatible with the exiting single family uses to the south than what is allowed in an I-1/Light Industrial district.</p> <p>2. The future land use plan of the <u>Bluffs Tomorrow: 2030 Plan</u> identifies the area between 1st and 2nd Avenues, from South 30th to South 34th Streets to be residential in nature. The plan also identifies the area north of 1st Avenue to be generally commercial in nature.</p>

Recommendation

The Community Development Department recommends rezoning the following:

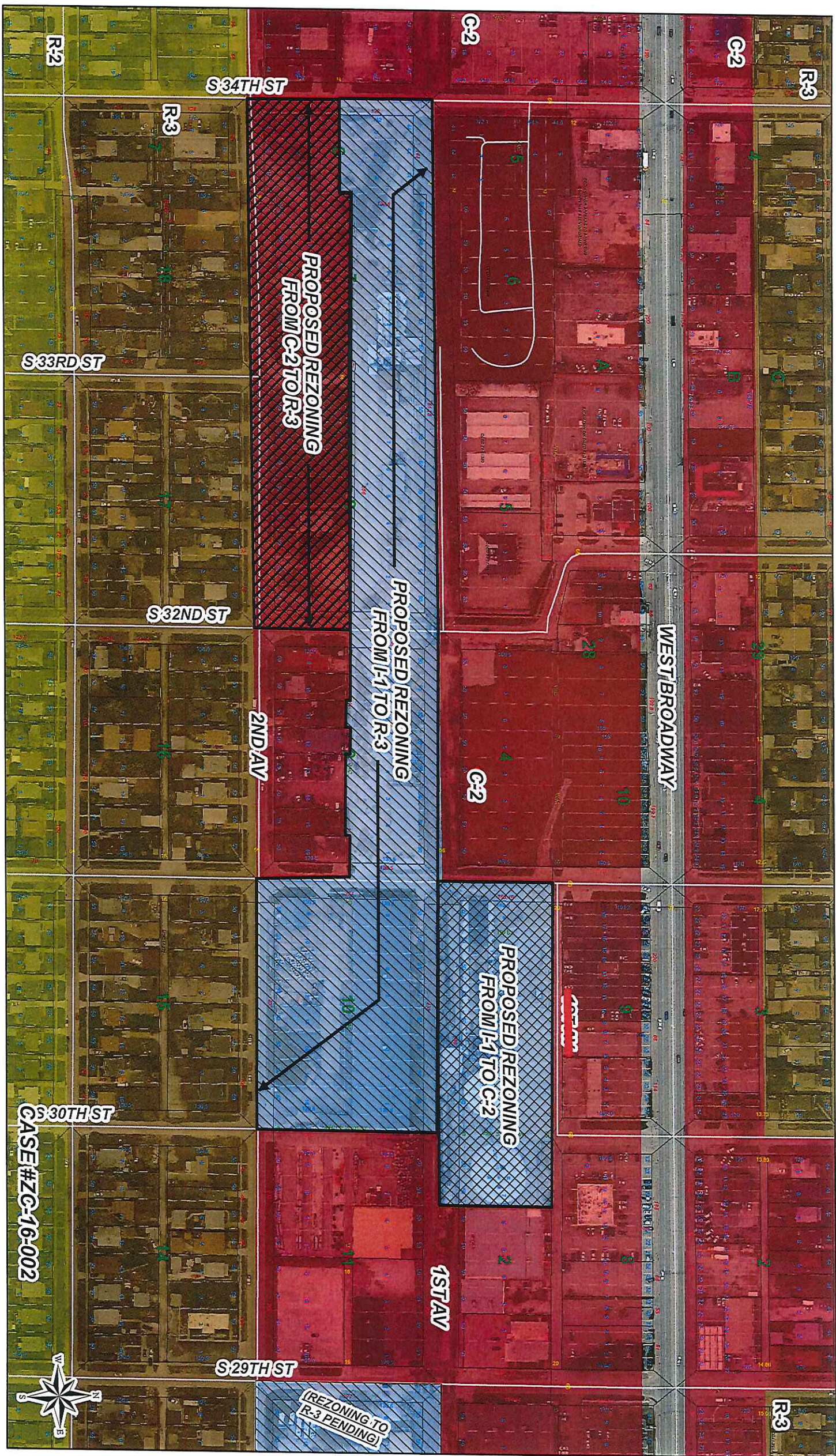
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From C-2/Commercial to R-3/Low Density Multi-Family Residential: Lots 1 through 3, Block 6 Ferry Addition; Lots 7 through 12, Block 7, and the S1/2 vacated alley abutting, Bryant and Clark's Subdivision; Lots 9 through 16, Block 8, Bryant and Clark's Subdivision.

From I-1/Light Industrial to C-2/Commercial: Lots 7 and 8, Block 2 and Lots 1 through 8, Block 3, and vacated South 30th Street abutting, Bryant and Clark's Subdivision.

Attachments: Map showing proposed zoning changes and surrounding zoning

Prepared By: Rebecca Sall, Assistant Planner



S 30TH ST
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